

**NOTICE OF**

**ANNUAL GENERAL MEETING**

**CYPRESS POINT ABC**

**STRATA PLAN NW 2050**

**Thursday, December 05, 2019**

**Pavilion Club Lounge**

**7531 Minoru Boulevard**

**Richmond, B.C.**

**Meeting to Commence at 7:00PM**

**Registration to Commence at 6:30 PM**

Notice of Meeting Package dated November 13, 2019

An agenda, along with various materials concerning the meeting are enclosed herewith. Please read the material carefully prior to the meeting, and bring it with you to the Annual General Meeting for reference.

PURPOSE: The purpose of the meeting is to consider special resolutions.

WHY YOU SHOULD ATTEND: Our bylaws state that if a quorum is not met within 15 minutes from the scheduled time, all owners present or represented by proxy - no matter how many or how few - will be the sole decision-makers of issues affecting all owners. (Bylaw 13.6)

VOTING: Except in cases where, under the Strata Property Act, a unanimous resolution is required, a vote for a strata lot may not be exercised if Strata Fees or Special Levies have not been paid and the Strata Corporation is entitled to register a lien against the Strata Lot.

PROXY: A document appointing a Proxy must be in writing and signed by the person appointing the proxy. It may be general or for a specific meeting or resolution and may be revoked at any time.

You may drop off your Proxy to the Cypress Office or fax it to 604 279 1553 by no later than 4:00PM December 05, 2019.

The Strata Council Members MAY ACT as your Proxy. A person who is **an employee** of the Strata Corporation, including a person providing Strata Management Services, **MAY NOT hold a Proxy.**

**STRATA COUNCIL MEMBERSHIP 2019  
CYPRESS POINT ABC  
STRATA PLAN NW 2050**

Gordon Farrell  
President

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Vice President

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**Cypress Point Office**  
**#338-7651 Minoru Blvd**  
**Richmond, BC V6Y 1Z3**  
(Mailing address only)

**Phone: 604 279-1554**  
**Fax: 604 279-1553**  
**Email: [cypresspoint@telus.net](mailto:cypresspoint@telus.net)**  
Administrator: Audrey Montero

Office is located in the lobby of 7511 Minoru Boulevard (Building A)

<p>Cypress Website is: <a href="http://www3.telus.net/public/NW2050/">http://www3.telus.net/public/NW2050/</a> Password for the minutes is their date in numeric form. e. g. August 19, 2019.pdf is 190819</p>
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## **2019 President's Message - Cypress Point - Strata NW2050**

Please ensure that you have read the Treasurers' message containing many important topics.

Water leaks that originate in common property areas of the Strata buildings are covered by the Strata insurance. However, if there is damage inside an owner's suite, it will involve the owner's personal insurance provider as well. The two different insurance companies coordinate with each other and decide who will pay the various costs for cleanup and repairs.

Once a water pipe is attached to fixtures inside a suite, it becomes the responsibility of the home owner's insurance. A suite that has a leaking sink, valve, faucet, toilet, dishwasher or washing machine can cause water damage bills that often exceed \$10,000.00 and can go much, much higher. With no personal insurance an owner will be required to pay this out of their own pocket.

The Strata is required to get the repairs done right away to mitigate further water damage, and to prevent any safety hazards for all surrounding suite owners. The Strata has to pay the costs from our contingency fund, which all of our owners contribute to. The Strata council is obligated to demand repayment from an owner who has no personal insurance coverage. This could involve legal action and the placement of a lien on the owner's property where the leak originated.

I cannot express enough the importance for you to have personal home owner's insurance. It provides you with far more protection than just for water damage. In an event such as a building fire, it will provide supporting costs for you to live elsewhere during fire repairs that can take almost a full year.

I would like to thank all the volunteers who donated their time and energy. They make Cypress Point a better community and save all owners of Strata property money. Volunteers make the property safer and look better.

We will start the AGM at 7:00 PM and Daryl Foster, Strata Advisor for CHOA, will be chairing. If you are unable to attend, this package has a proxy form that can be filled out and given to the Strata Council to be included in the voting at the AGM.

Regards,  
Gordon Farrell, President  
Cypress Point - Strata NW2050

***Headline: The Importance of Unit Owners' Personal Insurance***

***Publication date: Winter 2014***

**Publication:** CHOA Journal

**Written by:** BFL Canada

What is a unit owner responsible for insuring? When owners are provided with the strata's insurance report, some mistakenly believe the corporation's insurance policy will protect their personal assets in the event of a loss; this is not the case.

Unit owners, whether living in the unit or as an investor, should always make sure their personal assets and liabilities are adequately protected by their own personal insurance policy.

***A typical unit owner's policy provides a variety of coverage:***

- Personal Property: in general terms, this coverage includes all the content items a unit owner brings into the unit or keeps in a storage locker on premises, such as furniture, electronics, clothing, etc.
- Additional Living Expenses: this coverage helps unit owners and their families deal with the extra expenses which can often result if the home is uninhabitable due to an insured loss or damage. Whether it is a fire or significant water damage due to no fault of their own, unit owners may have to move out while their unit is being repaired. In the case of an investment unit, this coverage helps pay the owner's rental income loss due to the tenant moving out.
- Improvements & Betterments: many unit owners spend considerable money making the unit their own; old carpet is replaced with hardwood flooring, cabinets and counter tops are updated and fixtures modernized to the 21st century. The unit owner's personal insurance policy provides coverage for these items, which are specifically excluded from coverage under all strata corporations' insurance policies.
- Strata Deductible Assessment: more and more strata corporations have by-laws in place to facilitate charging back the strata deductible to the unit owner responsible for a loss or damage. Unit owners or their tenants need not be liable in order for the deductible to be passed back, in many cases the mere fact the damage originates in the unit is sufficient to make the assessment valid. Strata deductibles can be as low as \$1,000 and as high as \$500,000. Unit owners need to ensure that the limit on their personal policies is sufficient to cover any strata deductible they may be responsible for (including earthquake).
- Personal Liability: at home or pretty much anywhere in the world, unit owners' policies also provide comprehensive protection for claims against them for property damage and bodily injury. Why get personal insurance? Because not getting it is much too risky and expensive. Protect yourself!

**For more information on CHOA resources and benefits visit [www.choa.bc.ca](http://www.choa.bc.ca)**

**or contact the office at 1-877-353-2462 or email [office@choa.bc.ca](mailto:office@choa.bc.ca).**

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### *Things to Discuss with your Broker.*

Each Unit Owner policy is different; it is imperative that owners ensure the limits of insurance on their Unit Owner policies are sufficient and that there are minimal gaps in coverage between the insurance of the unit owner and that of the Strata Corporation. Take some time to review the terms and conditions of your policy with your insurance broker. Here are some key questions to ask

1. What is the limit of coverage provided to me for the Improvements and Betterments in my unit?

Please note, unit owners are responsible for insuring the improvements they have made to their unit along with the improvements previous owners have made to the unit.

2. If my unit is uninhabitable due to an insured loss, what amount of coverage is provided for the Additional Living Expenses that I incur?

This covers the necessary increase in living expense if you are unable to occupy your unit. Such costs could include hotel accommodation and moving household furniture.

3. If the strata suffers a loss that originates from my unit, what amount of coverage does my policy provide if I am charged back the strata's deductible?

Please take a copy of the strata's insurance coverage with you so you can advise your broker of the strata's policy deductibles.

4. If there is damage in my unit, to original strata property (floors, ceilings, walls and NOT improvements and betterments or personal property), and this damage falls below the Strata Corporation's deductible, what amount of coverage does my policy provide to repair this damage? This coverage varies greatly from insurer to insurer and as we are seeing larger deductibles for strata corporations, this could be a very expensive repair for a unit owner. While an owner may recover financially after a \$3,000 repair if the strata's policy has a \$5,000 water/sewer deductible, being responsible for an \$18,000 repair if the strata's policy has a \$20,000 water/sewer deductible is another story entirely.

5. What is my limit of coverage provided for assessments made necessary by the Strata's Earthquake Deductible?

In the event of an earthquake, the Strata Corporation has a significant deductible; usually 10% - 15% of the insured value.

Please have a discussion with your broker. It is helpful to bring a copy of the strata's insurance policy with you. A copy of the strata's insurance coverage is often provided with your AGM Notice Package.

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**or contact the office at 1-877-353-2462 or email [office@choa.bc.ca](mailto:office@choa.bc.ca).**

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## **2019 – Treasurer’s Message – Cypress Point – NW2050**

It’s time, once again, for me to present my 2019 Cypress Point financial report. I’m happy to say that, so far, we’ve had more income than we budgeted for in 2019 which is always a plus. We can never tell for certain how much interest income we are going to earn or how many people are going to move in and out, incur by-law fines or late fees or need new keys, fobs, or oil trays so we usually underestimate those accounts so we have our bases covered if costs go up in other areas.

We did have a few areas where we spent more than we budgeted for due to price increases and unplanned expenses. We were over budget in Exterior Maintenance because of the final survey by Matson Peck and Topliss and subsequent follow-up report by RJC with the good news that the Building C slab is stable and needs no further attention. We had to spend more in Windows/Skylight Maintenance and Roof Repairs and Maintenance. We also spent more in Interior Maintenance & Repairs because the Gym door, the door to the Building B parkade near the lockers and the Garbage room door in Building C were all vandalized and needed costly repairs, which was very disappointing. We knew that our property insurance would go up due to the fire in Building B in 2018 so upped the budgeted amount to \$48,000 for 2019 but were shocked to learn that HUB raised it to over \$54,000! That’s double what we thought it would be! We are actively trying to obtain quotes from other insurance companies to see if we can get a better rate for 2020 but because of our history with having had two fires that might not be possible.

If things continue on the way they have for the rest of the year, we are anticipating that we will end up having a deficit as of December 31, 2019. If there ends up being a deficit, it will be subtracted from the Contingency Fund and conversely, if there is a surplus, the amount will be added to the Contingency Fund.

As you can see in the 2020 Budget, our expenses have increased by \$19,875 over what they were in 2019. The main reason is the increase in our property insurance. Hub estimates that when our policy renews as of April 1<sup>st</sup>, 2020 it will cost us \$95,000. Part of that cost is charged to Shared Facilities so our portion will be approximately \$70,000.

We have always been proactive in keeping up with maintaining the integrity of our buildings but faced with such a large increase in expenses, we poured over the budget looking for places to cut back. We decided to hold off on some of the projects that we were planning to get done in 2020. For instance, we got a report from the fire-safety company that our hallway smoke detectors are coming to the end of their lifecycle so they need to be replaced. We received a quote for all three buildings but after consulting with the company about how dire the situation is, we have decided to do one building a year to spread out the cost. There are 7 roof-top intake air units that bring fresh air into the hallways that Corona Plumbing Company suggested we might benefit from updating at a cost of \$7,000 each so we’ve decided to have one done by Corona to see if it makes much of a difference. If we find it makes a significant difference to air quality in the hallways, we will update them a few at a time. We were contemplating replacing the whirligigs on the rooftops but have decided instead, for the time being, to repair only the ones that aren’t working properly. We have a quote from Precision Gutters Ltd. to have our gutters repaired and cleaned out. We will most likely go ahead with this expense, as it will mean that the repairs to the leaking gutter above SL44 will be addressed. Also, our roofs are going to be 20 years old in 2020 and will need some maintenance to prolong their life. In addition, a few owners of units in the un-remediated areas of Buildings B and C have wooden windows that are in need of repair.

Thankfully, it wasn’t all bad news in our 2020 budget! You will notice that our yearly Hytec payment dropped from \$24,000 in 2019 to \$18,000 in 2020!

To cover the costs in our Operating Budget in 2020, we are proposing an increase in strata fees of \$14.00 - \$18.75 /unit/month depending on your Common Area %. The rationale behind this is that we pay a little bit extra each month rather than all at once in the form of an assessment.

We have had several owners ask us when the carpets are going to be replaced and have received four quotes ranging from approximately \$100,000 to \$130,000. Because we do not want to drastically reduce our CRF, the only way we can see replacing the carpets, at this time, is if the owners agree to an assessment of approximately \$1,230 per suite to be paid in three instalments.

The Cypress Point Depreciation Report is posted on our website along with a list of corrections. As projects are completed, they are added to a list that our strata administrator has in the office and then they are posted online in order to keep the Depreciation Report and subsequent work, up-to-date.

I look forward to seeing you at the AGM!

Carole Borthwick,  
Treasurer, NW2050



Policy No. CNW2050		Declarations	
Named Insured:	The Owners of Strata Plan NW 2050 Cypress Point		
Mailing Address:	7651 Minoru Boulevard, Richmond, BC V6Y 1Z3		
Location Address(es):	7511 7531 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3		
Policy Period:	April 30, 2019 to April 30, 2020 12:01 a.m. Standard Time		
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia		
Insurers:	As Per List of Participating Insurers Attached.		
Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.			
Insuring Agreements		Deductibles	Limit
<b>PROPERTY COVERAGES</b> - Form STR (07/18)			
All Property, All Risks, Extended Replacement Cost 110%		\$5,000	\$24,983,900
Additional Living Expenses		Included	\$1,000,000
Water Damage		\$15,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		\$15,000	Included
Earthquake Damage		15 %	Included
Flood Damage		\$25,000	Included
Key and Lock Replacement		Nil	\$25,000
<b>BLANKET EXTERIOR GLASS INSURANCE</b> - Form 820000 (02/06)			
	Residential	\$ 100	Blanket
	Commercial	\$ 250	Blanket
<b>COMMERCIAL GENERAL LIABILITY</b> - Form 000102-10 (06/12)			
Each Occurrence Limit		\$ 500	\$5,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>		\$ 500	\$5,000,000
Products & Completed Operations - <i>Aggregate</i>			\$5,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>		\$ 500	\$5,000,000
Non-Owned Automobile - SPF #6 - Form 335002-02- <i>Per Occurrence</i>			\$5,000,000
<b>STRATA DIRECTORS &amp; OFFICERS LIABILITY</b>			
Primary Policy - Form NP-512258 (09/18) Excess - Master Policy # 530500785		Nil	\$20,000,000
Cyber Security and Privacy Liability - Form NP-512258			\$250,000
<b>ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY</b>			
Master Policy EIL 7230144, Form AGRC-PO 2001 Canada 11-14		\$10,000 Retention	\$1,000,000
Limit of Liability – Each Incident, Coverages A-G		5 Day Waiting Period	\$250,000
Limit of Liability – Each Incident, Coverage H			\$1,000,000
Aggregate Limit			
<b>VOLUNTEER ACCIDENT INSURANCE COVERAGE STR (08/17)</b>			
Personal Accident Limit - Maximum Benefit - Lesser of \$500,000 or 7.5x Annual Salary			\$500,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)		8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000			
Program Aggregate Limit			\$10,000,000
<b>COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION</b>			
Employee Dishonesty - Form 500000 (08/14) / Excess - Form CE 14-02-4028		Nil	\$1,000,000
Broad Form Money & Securities - Form 500000 (08/14) / Excess - Form CE 14-02-4028		Nil	\$60,000
Program Aggregate Limit			\$10,000,000

Insuring Agreements		Deductibles	Limit
<b>EQUIPMENT BREAKDOWN</b>			
I	Standard Comprehensive Plus, Replacement Cost - Form C780016 (01/11)	\$1,000	\$24,983,900
II	Consequential Damage, 90% Co-Insurance - Form C780032 (01/11)	\$1,000	\$25,000
III	Extra Expense - Form C780033 (01/11)	24 Hour Waiting Period	\$250,000
IV	Ordinary Payroll – 90 Days - Form C780034 (01/11)	24 Hour Waiting Period	\$100,000
<b>PRIVACY BREACH SERVICES</b> - Form PBE.25000 (10/16)		Nil	\$25,000
<b>TERRORISM</b> - Form LMA3030 (amended) (06/14)		\$ 500	\$500,000



Associate Vice President  
Hub International Insurance  
Brokers

**\*\*ALL COVERAGES SUBJECT TO POLICY DEFINITIONS\*\***

This policy contains a clause(s), which may limit the amount payable. This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Allianz Global Risks US Insurance Company business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract B128413399W18, as arranged by BMS Group Ltd. business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract B1000P048142018, as arranged by Meridian Risk Solutions business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract B1000P054382018, as arranged by Meridian Risk Solutions Ltd. business in Canada. Policy Endorsements and Exclusions as per the applicable contract: Premium Payment Clause, Electronic Data Endorsement B, Electronic Date Recognition Exclusion (Edre), War And Terrorism Exclusion Endorsement, Biological Or Chemical Materials Exclusion, Sanction Limitation And Exclusion Clause, Microorganism Exclusion (Absolute), Service Of Suit Clause (Canada) (Action Against Insurer) and Several Liability Notice – see wording for details of exclusions.

**DISCLOSURE NOTICE**

The Financial Institutions Act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction. Hub International Insurance Brokers licensed as a general insurance broker by the Insurance Council of British Columbia. This transaction is between you and Aviva Insurance Company of Canada Policy No. CNW2050.

We have no interest in the above stated Insurance Company and the Insurance Company also has no interest in our Company.

The Financial Institutions Act prohibits the Insurance Company or our Company from requiring you to transact additional or other business with the Insurance Company or any other person or corporation as a condition of this transaction.

Upon completion of this transaction, Hub International Insurance Brokers will be remunerated by way of commission and/or fee, which will be paid by the insurer named above or by you, the customer.

We may work together with other appropriately licensed third parties in marketing of insurance products; we may share commissions and/or pay or receive fees as a result of a joint venture. Hub international Insurance Brokers has an agreement with Associa to pay a fee for advertising and sponsorship opportunities.

For more on how we get paid, including for information on contingent commissions we may receive from the insurer(s), please visit **About Us** at: [www.hubinternational.com](http://www.hubinternational.com)

April 5, 2019 - E&OE

strataSURE™



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**Client No. CNW2050**

Client Name: The Owners of Strata Plan NW2050 Cypress Point  
Mailing Address: 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3  
Location Address: 7511 7531 7651 Minoru Boulevard Richmond, BC V6Y 1Z3  
Coverage Term: April 30, 2019 to April 30, 2020 12:01 a.m. Standard Time

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**Other Services and Service Providers**

**PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP**

Legal advice and exclusive benefits. See Contract for details.  
Limits: 1,000,000/Legal Proceeding 1,500,000 Aggregate  
Fee: 100% Retained

\$530

**Schedule Of Participating Insurers  
For Owners of Strata Plan NW 2050 Cypress Point**
**Policy # CNW2050** Term: April 30, 2019 to April 30, 2020 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property	60.	\$14,990,340
Allianz Global Risks US Insurance Company	Property	20.	\$4,996,780
Temple Insurance Company	Property	10.	\$2,498,390
Certain Lloyd's Underwriters under contract B128413399W18, as arranged by BMS Group Ltd.	Property	10.	\$2,498,390
Aviva Insurance Company of Canada	Commercial General Liability	100	\$5,000,000
Encon Group Inc.	Directors & Officers Liability	100	\$2,000,000
Intact Insurance Company	Excess Directors & Officers Liability	100	\$18,000,000
Aviva Insurance Company of Canada	Employee Dishonesty – Form A	100	\$30,000
Aviva Insurance Company of Canada	Broad Form Money & Securities	100	\$30,000
Chubb Insurance Company of Canada	Excess Employee Dishonesty - Insuring Clause 1 (A, D, E, F, G, H)	100	\$1,000,000 *less the retention
	Program Aggregate		\$10,000,000
Chubb Insurance Company of Canada	Excess Robbery - Insuring Clause 1 (B, C)	100	\$30,000
Aviva Insurance Company of Canada	Glass	100	Blanket
Allianz Global Risks	Environmental Liability Policy Pollution Legal Liability	100	\$1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	\$24,983,900
Certain Lloyd's Underwriters under contract B1000P048142018, as arranged by Meridian Risk Services	Volunteer Accident Insurance Coverage	100	\$500,000/Max. 7.5 x Annual Salary
Aviva Insurance Company of Canada	Privacy Breach Services	100	\$25,000
Certain Lloyd's Underwriters under contract B1000P054382018, as arranged by Meridian Risk Solutions Ltd.	Terrorism	100	\$500,000
Total Policy Premium			<b>\$73,007</b>
Total Legal Expense			<b>\$ 530</b>
TOTAL PAYABLE			<b>\$73,537</b>

Insured's Copy

# **NOTICE OF SPECIAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN NW2050**

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## **AGENDA**

- 1) Call to Order
- 2) Certification of Proxies
- 3) Notice of Quorum
- 4) Proof of Notice of Meeting or Waiver of Notice –November 13, 2019 by hand or by mail Canada Post
- 5) Introduction of the Head Table – Daryl Foster Strata Advisor for CHOA  
- Audrey Montero, Administrator
- 6) Approval of December 4, 2018 Annual General Meeting Minutes
- 7) \* Presidents Report for 2019 (included in AGM Package)  
\* Treasurer's Report for 2019 (included in AGM Package)  
\* Approval of the Proposed 2020 Cypress Point Operating Budget  
\* Presentation of the 2020 Cypress Point ABC and Woodridge Shared Facilities Budgets (As per the new agreement, the year end surpluses / deficits are to be refunded / paid by no later than May 15th of the following year and the budgets issued by November 1st of each year)
- 8) Special Resolutions:
  - A. Presentation and Approval of the Disposition of the 2019 year end and accumulated funds re Cypress Operating Account surplus/deficit.
  - B. Presentation and Approval of special levy to replace the carpeting in Buildings A, B, and C.
- 9) Election of Strata Council for 2020
- 10) Termination
- 11) Raffle

Balance Sheet (Accrual)	
CYPRESS POINT - 12 - (nw2050)	
August 2019	
ASSETS	
1010-0000 Petty Cash	500
1013-0000 Bank Shares	5
1020-0000 Bank - Westminster - Chequing	42,963.93
1025-0000 Bank - Westminster - Contingency	311,465.59
1025-0030 Bank - Exterior Building	34,529.77
1025-0152 Bank - Fire Insurance	89,312.68
1028-0000 Bank - Special Levy	6,022.98
1028-0023 Bank - Remediation Project	451,711.55
1028-0024 Bank - Repipe Fund	59,910.57
1111-0110 Due from CP Shared Facility-Common Expenses	8,000.00
1200-0000 Prepaid Insurance	35,787.32
1300-0000 Accounts Receivable	4,878.02
TOTAL ASSETS	1,045,087.41
LIABILITIES	
2010-0000 Accounts Payable	7,482.36
2012-2500 Accrued Expenses	4,095.00
2040-0000 Due to Contingency	8,000.00
2040-0003 Due to Contingency-Insurance	35,787.32
2170-0000 Vacation Payable	1,439.24
2250-0000 Pre-Paid Fees	370.75
TOTAL LIABILITIES	57,174.67
OWNERS' EQUITY	
RESERVES	
3300-0000 Contingency Fund	311,465.59
TOTAL RESERVES	311,465.59
SPECIAL LEVY	
3402-0001 Special Levy Fund	28,539.18
3402-0005 Special Levy Expenses	-22,516.20
TOTAL SPECIAL LEVY	6,022.98
REPIPING FUND	
3402-3995 Repipe Fund	130,417.68
3402-3997 Repipe Fund Expenses	-70,507.11
TOTAL REPIPING FUND	59,910.57
FIRE INSURANCE	
3409-4061 Fire Insurance Funds	460,973.32
3409-4062 Fire Insurance Expenses	-371,660.64
FIRE INSURANCE TOTAL	89,312.68
EXTERIOR BUILDING	
3432-0051 Exterior Building Fund	73,473.31
3432-0053 Exterior Building Expenses	-38,943.54
TOTAL EXTERIOR BUILDING	34,529.77
FUTURE REMEDIATION PROJECT	
3432-0066 Future Remediation Project Income	451,711.55
TOTAL FUTURE REMEDIATION PROJECT	451,711.55
3500-0000 Net Income - Prior Years	36,503.47
3510-0000 Net Income - Current Year	-1,543.87
TOTAL OWNERS' EQUITY	987,912.74
TOTAL LIABILITIES AND EQUITY	1,045,087.41

Budget Comparison Cash Flow (Accrual)									
CYPRESS POINT - 12 - (nw2050)									
August 2019									
	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	37,395.24	37,395.24	0	0	299,161.92	299,161.92	0	0	448,742.82
4016-0000 Bank Interest Income	124.88	125	-0.12	-0.1	1,047.91	1,000.00	47.91	4.79	1,500.00
4016-0020 Sundry Income	227	333.33	-106.33	-31.9	6,859.22	2,666.64	4,192.58	157.22	4,000.00
4022-0000 Move in/out	0	83.33	-83.33	-100	750	666.64	83.36	12.5	1,000.00
TOTAL	37,747.12	37,936.90	-189.78	-0.5	307,819.05	303,495.20	4,323.85	1.42	455,242.82
4034-3000 Bylaw Fines/Late Fees	100	0	100	0	800	0	800	0	0
TOTAL	100	0	100	0	800	0	800	0	0
OTHER									
4057-0000 Parking	530	625	-95	-15.2	4,240.00	5,000.00	-760	-15.2	7,500.00
4057-1000 Laundry Income	0	100	-100	-100	685	800	-115	-14.38	1,200.00
4058-0000 Lockers	690	660	30	4.55	5,520.00	5,280.00	240	4.55	7,920.00
TOTAL OTHER	1,220.00	1,385.00	-165	-11.91	10,445.00	11,080.00	-635	-5.73	16,620.00
TOTAL INCOME	39,067.12	39,321.90	-254.78	-0.65	319,064.05	314,575.20	4,488.85	1.43	471,862.82
TOWNHOUSE EXPENSES									
6318-0010 Gutter, Drains & Sewers	0	208.33	208.33	100	1,785.00	1,666.64	-118.36	-7.1	2,500.00
6319-0000 Exterior Maintenance	0	183.33	183.33	100	2,497.35	1,466.64	-1,030.71	-70.28	2,200.00
6319-0025 Structural Inspection	0	250	250	100	6,081.60	2,000.00	-4,081.60	-204.08	3,000.00
6319-0050 Chimney Cleaning	0	191.67	191.67	100	-147	1,533.36	1,680.36	109.59	2,300.00
6319-0100 Dryer Vent Cleaning	0	125	125	100	0	1,000.00	1,000.00	100	1,500.00
6319-0150 Window/Skylight Mtnc	0	125	125	100	0	1,000.00	1,000.00	100	1,500.00
6319-0200 Exterior Window Washing	0	191.67	191.67	100	1,522.50	1,533.36	10.86	0.71	2,300.00
6319-0250 Parkade & Garage Doors	362.8	166.67	-196.13	-117.68	1,557.18	1,333.36	-223.82	-16.79	2,000.00
6321-0000 Exterior Painting	0	41.67	41.67	100	0	333.36	333.36	100	500
6323-0000 Roof Maintenance	0	128.75	128.75	100	3,440.85	1,030.00	-2,410.85	-234.06	1,545.00
TOTAL OPERATING EXPS. - T.H.	362.8	1,612.09	1,249.29	77.5	16,737.48	12,896.72	-3,840.76	-29.78	19,345.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	2,047.50	2,125.00	77.5	3.65	16,527.00	17,000.00	473	2.78	25,500.00
6430-0025 Ground/Garden Supplies	0	125	125	100	1,515.69	1,000.00	-515.69	-51.57	1,500.00
6435-0000 Plant Replacement & Imp-Ground	0	458.33	458.33	100	2,622.90	3,666.64	1,043.74	28.47	5,500.00
6435-0050 Landscaping Upgrade	0	275.67	275.67	100	0	2,205.36	2,205.36	100	3,308.00
6436-0000 Pest Control	79.8	175	95.2	54.4	1,117.80	1,400.00	282.2	20.16	2,100.00
6440-0000 Irrigation System	0	58.33	58.33	100	214.2	466.64	252.44	54.1	700
6442-0000 Hydrants	0	25	25	100	0	200	200	100	300
6446-0050 Parking Lot Maintenance	0	125	125	100	173.6	1,000.00	826.4	82.64	1,500.00
6455-0000 Snow Removal	0	266.67	266.67	100	1,412.60	2,133.36	720.76	33.79	3,200.00
TOTAL LANDS. & GROUNDS	2,127.30	3,634.00	1,506.70	41.46	23,583.79	29,072.00	5,488.21	18.88	43,608.00
REPAIR & MAINTENANCE- GENERAL									
6510-0017 General Interior Repair	2,310.47	500	-1,810.47	-362.09	5,079.82	4,000.00	-1,079.82	-27	6,000.00
6510-0150 Doors	540	125	-415	-332	1,500.00	1,000.00	-500	-50	1,500.00
6510-0210 R & M - Electrical	0	83.33	83.33	100	7,675.38	666.64	-7,008.74	-1,051.35	1,000.00
6510-0405 Water Leaks - Buildings	165.38	100	-65.38	-65.38	1,659.54	800	-859.54	-107.44	1,200.00
6510-0410 R & M - Plumbing	1,711.68	416.67	-1,295.01	-310.8	7,142.27	3,333.36	-3,808.91	-114.27	5,000.00
6510-2025 Hytec Water System	1,988.57	2,000.00	11.43	0.57	15,908.56	16,000.00	91.44	0.57	24,000.00
6510-4001 Elevator	533.4	733.33	199.93	27.26	4,267.20	5,866.64	1,599.44	27.26	8,800.00
6521-1000 Fire Equipment Maint.	0	833.33	833.33	100	1,526.33	6,666.64	5,140.31	77.1	10,000.00
6522-0000 Carpet Cleaning	0	183.33	183.33	100	84	1,466.64	1,382.64	94.27	2,200.00
6530-1000 Janitorial	1,016.51	1,083.33	66.82	6.17	8,132.08	8,666.64	534.56	6.17	13,000.00
6535-2150 Locks & Keys	0	225	225	100	2,982.06	1,800.00	-1,182.06	-65.67	2,700.00
6566-0000 Light Bulbs	316.96	41.67	-275.29	-660.64	316.96	333.36	16.4	4.92	500
TOTAL REPAIR & MAINT.	8,582.97	6,324.99	-2,257.98	-35.7	56,274.20	50,599.92	-5,674.28	-11.21	75,915.00

Budget Comparison Cash Flow (Accrual)									
CYPRESS POINT - 12 - (nw2050)									
August 2019									
	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
UTILITIES									
6576-0000 Electricity	1,296.57	2,000.00	703.43	35.17	14,392.96	16,000.00	1,607.04	10.04	24,000.00
6578-2000 Garbage & Recycling	1,188.75	1,041.67	-147.08	-14.12	9,232.26	8,333.36	-898.9	-10.79	12,500.00
6581-0000 Gas	1,156.72	1,333.33	176.61	13.25	11,223.51	10,666.64	-556.87	-5.22	16,000.00
TOTAL UTILITIES	3,642.04	4,375.00	732.96	16.75	34,848.73	35,000.00	151.27	0.43	52,500.00
RECREATION CENTRE - COMMON									
6710-3000 Shared Facility-Woodridge	1,951.13	1,339.33	-611.8	-45.68	15,609.04	10,714.64	-4,894.40	-45.68	16,072.00
6710-4000 Shared Facility-Cypress	2,227.15	2,227.15	0	0	17,817.20	17,817.20	0	0	26,725.82
TOTAL OPER. EXPS-REC. CENTRE	4,178.28	3,566.48	-611.8	-17.15	33,426.24	28,531.84	-4,894.40	-17.15	42,797.82
SALARIES & BENEFITS									
6870-0050 Wages - Administrator	2,508.00	2,250.00	-258	-11.47	19,805.50	18,000.00	-1,805.50	-10.03	27,000.00
6870-0060 Wages - Assist Administrator	0	125	125	100	374	1,000.00	626	62.6	1,500.00
6870-0075 Wages - Shared Fac Contribution	-530.25	-530.25	0	0	-4,242.00	-4,242.00	0	0	-6,363.00
6875-0000 Payroll Costs	270.23	208.33	-61.9	-29.71	2,132.51	1,666.64	-465.87	-27.95	2,500.00
TOTAL SALARIES & PAYROLL COSTS	2,247.98	2,053.08	-194.9	-9.49	18,070.01	16,424.64	-1,645.37	-10.02	24,637.00
OFFICE EXPENSES									
6921-0000 Tel/Fax/Cell - Office	262.6	208.33	-54.27	-26.05	1,950.88	1,666.64	-284.24	-17.05	2,500.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	0	70.83	70.83	100	36.68	566.64	529.96	93.53	850
6980-0000 Legal Expenses	0	83.33	83.33	100	114.36	666.64	552.28	82.85	1,000.00
6983-0000 Office Equipment	0	275	275	100	97.14	2,200.00	2,102.86	95.58	3,300.00
6984-0000 Postage and Printing	44.98	85.83	40.85	47.59	456.69	686.64	229.95	33.49	1,030.00
6984-0050 Office Supplies	0	41.67	41.67	100	838.78	333.36	-505.42	-151.61	500
6984-0100 Courier Service	30.2	31.67	1.47	4.64	417.71	253.36	-164.35	-64.87	380
6985-0000 Insurance Appraisal	0	208.33	208.33	100	0	1,666.64	1,666.64	100	2,500.00
6990-0000 Insurance Premiums	4,473.42	4,000.00	-473.42	-11.84	32,403.41	32,000.00	-403.41	-1.26	48,000.00
6993-0000 Professional Fees	46.2	50.83	4.63	9.11	369.6	406.64	37.04	9.11	610
6994-0000 Dues & Subscriptions	0	66.67	66.67	100	60.75	533.36	472.61	88.61	800
6995-0001 WorkSafe BC	0	66.67	66.67	100	474.02	533.36	59.34	11.13	800
7000-0000 Management Fees	650	650	0	0	5,200.00	5,200.00	0	0	7,800.00
7025-0000 Bank Charges	10	10.42	0.42	4.03	80	83.36	3.36	4.03	125
7050-0000 Miscellaneous	0	25	25	100	57.77	200	142.23	71.12	300
7051-0000 Statutory Financial Review	0	15	15	100	176.4	120	-56.4	-47	180
7051-0500 Contingency Transfer	3,333.33	3,333.33	0	0	26,666.64	26,666.64	0	0	40,000.00
7051-0515 Repipe Reserve	200	200	0	0	1,600.00	1,600.00	0	0	2,400.00
7051-0520 Exterior Bldg Reserve	833.33	833.33	0	0	6,666.64	6,666.64	0	0	10,000.00
7051-0525 Remediation Reserve	7,500.00	7,500.00	0	0	60,000.00	60,000.00	0	0	90,000.00
TOTAL ADMINISTRATION EXPENSES	17,384.06	17,756.24	372.18	2.1	137,667.47	142,049.92	4,382.45	3.09	213,075.00
TOTAL COMMON EXPENSES	38,162.63	37,709.79	-452.84	-1.2	303,870.44	301,678.32	-2,192.12	-0.73	452,517.82
TOTAL EXPENSES	38,525.43	39,321.88	796.45	2.03	320,607.92	314,575.04	-6,032.88	-1.92	471,862.82
NET INCOME (LOSS)	541.69	0.02	541.67	2,708,350.00	-1,543.87	0.16	-1,544.03	-965,018.75	0



**Balance Sheet (Accrual)**  
**CYRPESS POINT SHARED FACILITIES - 12 - (nw2050sf)**  
**August 2019**

**ASSETS**

1020-0000 Bank - Westminster - Chequing	3,900.54
1200-0000 Prepaid Insurance	13,237.36

<b>TOTAL ASSETS</b>	<b>17,137.90</b>
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**LIABILITIES**

2010-0000 Accounts Payable	6,844.52
2040-0726 Due to CRF from Shared Facility	8,000.00

<b>TOTAL LIABILITIES</b>	<b>14,844.52</b>
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**OWNERS' EQUITY**

3510-0000 Net Income - Current Year	2,293.38
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<b>TOTAL OWNERS' EQUITY</b>	<b>2,293.38</b>
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<b>TOTAL LIABILITIES AND EQUITY</b>	<b>17,137.90</b>
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Budget Comparison Cash Flow (Accrual)									
CYRPRESS POINT SHARED FACILITIES - 12 - (nw2050sf)									
August 2019									
	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-1000 Contribution - NW 1868 Ashford	1,344.94	1,344.94	0	0	10,759.52	10,759.52	0	0	16,139.26
4010-2000 Contribution - NW 2050 Cypress ABC	2,227.15	2,227.15	0	0	17,817.20	17,817.20	0	0	26,725.82
4010-3000 Contribution - NW 2090 Cypress D	1,050.62	1,050.62	0	0	8,404.96	8,404.96	0	0	12,607.38
4010-4000 Contribution - NW 1942 Woodridge	2,962.96	2,962.96	0	0	23,703.68	23,703.68	0	0	35,555.54
4016-0000 Bank Interest Income	22.03	11.67	10.36	88.77	386.43	93.36	293.07	313.91	140
4016-0020 Sundry Income	0	0	0	0	32	0	32	0	0
4026-0500 Recreation Room Rental	50	83.33	-33.33	-40	2,100.00	666.64	1,433.36	215.01	1,000.00
TOTAL	7,657.70	7,680.67	-22.97	-0.3	63,203.79	61,445.36	1,758.43	2.86	92,168.00
TOTAL INCOME	7,657.70	7,680.67	-22.97	-0.3	63,203.79	61,445.36	1,758.43	2.86	92,168.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	0	0	0	0	378	0	-378	0	0
6415-0005 Gardening	0	100	100	100	2,047.50	800	-1,247.50	-155.94	1,200.00
6436-0000 Pest Control	0	27.08	27.08	100	0	216.64	216.64	100	325
TOTAL LANDS. & GROUNDS	0	127.08	127.08	100	2,425.50	1,016.64	-1,408.86	-138.58	1,525.00
REPAIR & MAINTENANCE- GENERAL									
6510-0000 Repair & Maintenance	8.27	500	491.73	98.35	5,121.91	4,000.00	-1,121.91	-28.05	6,000.00
6510-0210 R & M - Electrical	0	83.33	83.33	100	1,699.37	666.64	-1,032.73	-154.92	1,000.00
6510-0410 R & M - Plumbing	0	125	125	100	0	1,000.00	1,000.00	100	1,500.00
6510-4070 Security	1,102.50	1,041.67	-60.83	-5.84	8,851.50	8,333.36	-518.14	-6.22	12,500.00
6535-2150 Locks & Keys	284.83	41.67	-243.16	-583.54	515.83	333.36	-182.47	-54.74	500
TOTAL REPAIR & MAINT.	1,395.60	1,791.67	396.07	22.11	16,188.61	14,333.36	-1,855.25	-12.94	21,500.00
RECREATION CENTRE - COMMON									
6706-0000 Rec Centre-Mgmt Expense	530.25	530.25	0	0	4,242.00	4,242.00	0	0	6,363.00
6706-1000 Rec Centre-Mgmt Other	0	166.67	166.67	100	0	1,333.36	1,333.36	100	2,000.00
6710-1050 Recreation Room	207.2	250	42.8	17.12	3,229.66	2,000.00	-1,229.66	-61.48	3,000.00
6710-2500 Games Room	0	20.83	20.83	100	48.38	166.64	118.26	70.97	250
6734-0000 Pool Maintenance	3,129.00	583.33	-2,545.67	-436.4	6,426.00	4,666.64	-1,759.36	-37.7	7,000.00
6736-0000 Pool Repairs	0	500	500	100	362.77	4,000.00	3,637.23	90.93	6,000.00
6740-0000 Pool Supplies & Chemicals-Rec.	772.24	208.33	-563.91	-270.68	2,032.57	1,666.64	-365.93	-21.96	2,500.00
6742-0000 Pool Permits	0	16.67	16.67	100	133.32	133.36	0.04	0.03	200
6750-0000 Cleaning Supplies-Rec. Centre	0	16.67	16.67	100	0	133.36	133.36	100	200
6764-0000 Electricity - Rec. Centre	384.09	416.67	32.58	7.82	2,737.18	3,333.36	596.18	17.89	5,000.00
6765-0000 Gas - Rec. Centre	417.55	416.67	-0.88	-0.21	1,647.31	3,333.36	1,686.05	50.58	5,000.00
6770-0000 Janitor - Rec Centre	922.93	1,000.00	77.07	7.71	7,505.28	8,000.00	494.72	6.18	12,000.00
TOTAL OPER. EXPS-REC. CENTRE	6,363.26	4,126.09	-2,237.17	-54.22	28,364.47	33,008.72	4,644.25	14.07	49,513.00
ADMINISTRATION									
6990-0000 Insurance Premiums	1,654.66	1,391.67	-262.99	-18.9	11,985.19	11,133.36	-851.83	-7.65	16,700.00
7000-0000 Management Fees	233.33	233.33	0	0	1,866.64	1,866.64	0	0	2,800.00
7025-0000 Bank Charges	10	10.83	0.83	7.66	80	86.64	6.64	7.66	130
TOTAL ADMINISTRATION EXPENSES	1,897.99	1,635.83	-262.16	-16.03	13,931.83	13,086.64	-845.19	-6.46	19,630.00
TOTAL COMMON EXPENSES	9,656.85	7,680.67	-1,976.18	-25.73	60,910.41	61,445.36	534.95	0.87	92,168.00
TOTAL EXPENSES	9,656.85	7,680.67	-1,976.18	-25.73	60,910.41	61,445.36	534.95	0.87	92,168.00
NET INCOME (LOSS)	-1,999.15	0	-1,999.15	0	2,293.38	0	2,293.38	0	0

## Operating Budget for NW2050 For The Year 2020

Operating Account		YTD	Projected to	Annual	Proposed Change	
INCOME	Code	31-Aug-19	31-Dec-19	For 2019	For 2020	Explanation
Strata Fees	4010	\$ 299,161.92	\$ 448,742.82	\$ 448,742.82	\$ 470,911.70	
Interest Income	4016	\$ 1,047.91	\$ 1,571.87	\$ 1,500.00	\$ 1,500.00	
Sundry Income	4016-0020	\$ 6,859.22	\$ 8,000.00	\$ 4,000.00	\$ 5,000.00	keys, fobs, remotes, minutes, oil tray
Move-in/Move-out Fees	4022	\$ 750.00	\$ 850.00	\$ 1,000.00	\$ 800.00	
By-Law Fines/Late Fees	4034-3000	\$ 800.00	\$ 1,000.00	\$ -	\$ -	
Parking Fees	4057	\$ 4,240.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	
Laundry	4057-1000	\$ 685.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Lockers	4058	\$ 5,520.00	\$ 7,920.00	\$ 7,920.00	\$ 7,920.00	
Miscellaneous	4021-0000	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenues:</b>		<b>\$ 319,064.05</b>	<b>\$ 476,784.69</b>	<b>\$ 471,862.82</b>	<b>\$ 494,831.70</b>	
<b>EXPENSES</b>						
EXTERIOR		YTD	Projected to	Annual	Proposed Change	
MAINTENANCE & REPAIRS	Code	31-Aug-19	31-Dec-19	For 2019	For 2020	Explanation
Gutters, Drains & Sewers	6318-0010	\$ 1,785.00	\$ 1,785.00	\$ 2,500.00	\$ 7,000.00	Clean drains every 3-5 year 2018
Exterior Repairs Mtnc	6319	\$ 2,497.35	\$ 3,000.00	\$ 2,200.00	\$ 2,200.00	
Bldg Envelope Mtnc	6319-0010	-	\$ -	\$ -	\$ -	Professional Inspection/Repairs 2020
Structural	6319-0025	\$ 6,081.60	\$ 6,081.60	\$ 3,000.00	\$ -	Deflection Bld C
Chimney Cleaning	6319-0050	\$ 147.00	\$ 1,775.00	\$ 2,300.00	\$ 2,200.00	
Dryer Vent Cleaning	6319-0100	\$ -	\$ 1,450.00	\$ 1,500.00	\$ 1,500.00	
Window/Skylight Mtnc	6319-0150	\$ 1,000.00	\$ 3,000.00	\$ 1,500.00	\$ 3,000.00	
Exterior Window Washing	6319-0200	\$ 1,522.50	\$ 1,522.50	\$ 2,300.00	\$ 2,000.00	includes skylights
Parkade & Garage Doors	6319-0250	\$ 1,557.18	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
Signage	6319-0300	\$ -	\$ -	\$ -	\$ -	
Painting	6321	\$ -	\$ -	\$ 500.00	\$ 500.00	
Roof Repairs & Mtnc	6323	\$ 3,440.85	\$ 5,000.00	\$ 1,545.00	\$ 9,000.00	See note
<b>Total Ext Mtnc Repairs</b>		<b>\$ 17,737.48</b>	<b>\$ 25,614.10</b>	<b>\$ 19,345.00</b>	<b>\$ 29,400.00</b>	
LANDSCAPING & GROUNDS	Code	YTD	Projected to	Annual	Proposed Change	
		31-Aug-19	31-Dec-19	For 2019	For 2020	
Landscaping Services	6415	\$ 16,527.00	\$ 25,000.00	\$ 25,500.00	\$ 25,500.00	Monthly Maintenance Service
Ground/Garden Supplies	6430-0025	\$ 1,515.69	\$ 1,000.00	\$ 1,500.00	\$ 1,000.00	
Gardens - Shrubs/Trees	6435	\$ 2,622.90	\$ 4,500.00	\$ 5,500.00	\$ 5,000.00	Arborist, Tree Removal
Landscape Upgrades	6435-0050	\$ -	\$ 3,000.00	\$ 3,308.00	\$ 3,308.00	
Pest Control	6436	\$ 1,117.80	\$ 3,000.00	\$ 2,100.00	\$ 2,000.00	
Irrigation System	6440	\$ 214.20	\$ 2,000.00	\$ 700.00	\$ 700.00	
Hydrants	6442	\$ -	\$ 200.00	\$ 300.00	\$ 300.00	Annual Inspection & Maintenance
Parking Lot Mtnc	6446-0050	\$ 173.60	\$ 530.00	\$ 1,500.00	\$ 1,500.00	Power Wash Pkde
Snow Removal	6455	\$ 1,412.60	\$ 3,000.00	\$ 3,200.00	\$ 3,200.00	
<b>Total Grounds &amp; Gardens:</b>		<b>\$ 23,583.79</b>	<b>\$ 42,230.00</b>	<b>\$ 43,608.00</b>	<b>\$ 42,508.00</b>	
INTERIOR		YTD	Projected to	Annual	Proposed Change	
MAINTENANCE & REPAIRS	Code	31-Aug-19	31-Dec-19	For 2019	For 2020	Explanation
General Interior Repair	6510-0017	\$ 5,079.82	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	General repairs around the buildings
Doors	6510-0150	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	
Electrical/Lighting	6510-0210	\$ -	\$ 500.00	\$ 1,000.00	\$ 1,000.00	
Water Leaks - Buildings	6510-0405	\$ 1,659.54	\$ 1,659.54	\$ 1,200.00	\$ 1,200.00	
Plumbing	6510-0410	\$ 7,142.27	\$ 7,200.00	\$ 5,000.00	\$ 5,000.00	
Hytec Water Mgmt.	6510-2025	\$ 15,908.56	\$ 24,000.00	\$ 24,000.00	\$ 18,000.00	New budget on 2020
Elevator Maintenance	6510-4001	\$ 4,267.20	\$ 6,400.80	\$ 8,800.00	\$ 6,000.00	
Laundry Machine Replace	6511-0125	\$ -	\$ -	\$ -	\$ -	
Fire Test & Equip Repair	6521-1000	\$ 9,201.71	\$ 11,700.00	\$ 10,000.00	\$ 6,000.00	
Carpet Cleaning	6522	\$ 84.00	\$ 1,806.00	\$ 2,200.00	\$ 1,800.00	
Janitorial	6530-1000	\$ 8,132.08	\$ 12,360.00	\$ 13,000.00	\$ 13,000.00	
Locks, Keys & Remotes	6535-2150	\$ 2,982.06	\$ 4,000.00	\$ 2,700.00	\$ 3,500.00	
Security	6535-0500	\$ 2,403.82	\$ 2,403.82	\$ -	\$ -	Due to fire January 25th, 2018
Light Bulbs	6566	\$ 316.96	\$ 500.00	\$ 500.00	\$ 300.00	
<b>Total Interior Maintenance</b>		<b>\$ 53,870.38</b>	<b>\$ 75,222.52</b>	<b>\$ 75,900.00</b>	<b>\$ 63,800.00</b>	
UTILITIES	Code	YTD	Projected to	Annual	Proposed Change	Explanation
		31-Aug-19	31-Dec-19	For 2019	For 2020	
BC Hydro Electricity	6576	\$ 14,392.96	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	
Garbage & Recycle	6578-2000	\$ 9,232.26	\$ 13,848.39	\$ 12,500.00	\$ 16,000.00	
BC Hydro Gas	6581	\$ 11,223.51	\$ 16,835.27	\$ 16,000.00	\$ 18,000.00	
<b>Total Utilities:</b>		<b>\$ 34,848.73</b>	<b>\$ 54,683.66</b>	<b>\$ 52,500.00</b>	<b>\$ 58,000.00</b>	
RECREATION CENTER	Code	YTD	Projected to	Annual	Proposed Change	Explanation
		31-Aug-19	31-Dec-19	For 2019	For 2020	
Shared Facility	6710-3000	\$ 15,609.04	\$ 16,072.00	\$ 16,072.00	\$ 19,165.88	Contribution to Woodridge
Shared Facility	6710-4000	\$ 17,817.20	\$ 26,725.82	\$ 26,725.82	\$ 29,162.70	Contribution to Cypress
<b>Total Shared Facilities</b>		<b>\$ 33,426.24</b>	<b>\$ 42,797.82</b>	<b>\$ 42,797.82</b>	<b>\$ 48,328.58</b>	

## Operating Budget for NW2050 For The Year 2020

<b>SALARIES &amp; BENEFITS</b>	<b>Code</b>	<b>YTD</b>	<b>to Dec 31, 2019</b>	<b>For 2019</b>	<b>For 2020</b>	
Wages - Administrator	6870-0050	\$ 19,805.50	\$ 27,000.00	\$ 27,000.00	\$ 26,000.00	
Temp Admin	6870-0060	\$ 374.00	\$ 600.00	\$ 1,500.00	\$ 1,000.00	
Payroll - From SF	6875	-4,242.00	-6,363.00	-6,363.00	-6,363.00	
Payroll - Expenses	6875	\$ 2,132.51	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	
<b>Total Salaries</b>		<b>\$ 18,070.01</b>	<b>\$ 23,737.00</b>	<b>\$ 24,637.00</b>	<b>\$ 23,137.00</b>	
<b>OFFICE EXPENSES</b>		<b>YTD</b>	<b>to Dec 31, 2019</b>	<b>For 2019</b>	<b>For 2020</b>	
Tel / Fax / Cell - Office	6921	\$ 1,950.88	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	Includes High Speed Internet
<b>Use these codes for expenses (Invoices)</b>						
<b>Repiping</b>		<b>3402-3996</b>				
<b>Exterior Bldg.</b>		<b>3432-0052</b>				
<b>Future Remediation</b>		<b>3432-0067</b>				
<b>ADMINISTRATION</b>		<b>YTD</b>	<b>to Dec 31, 2019</b>	<b>For 2019</b>	<b>For 2020</b>	
Audit	6965	\$ -	\$ -	\$ -	\$ -	Audit
Meetings & Misc	6970	\$ -	\$ 750.00	\$ 850.00	\$ 850.00	AGM Meeting
Legal	6980	\$ 114.36	\$ 114.36	\$ 1,000.00	\$ 500.00	
Office Equipment	6983	\$ 74.00	\$ 3,000.00	\$ 3,300.00	\$ 1,000.00	Monitor/key board
Photos/Postage	6984	\$ 456.69	\$ 1,030.00	\$ 1,030.00	\$ 1,030.00	
Office Supplies	6984-0050	\$ 838.78	\$ 1,000.00	\$ 500.00	\$ 600.00	
Courier	6984-0100	\$ 417.71	\$ 500.00	\$ 380.00	\$ 500.00	
Insurance Decuctible	6985	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	
Appraisals (Suncorp)	6985	\$ -	\$ -			Every 3 Yrs - due March 2021
Insurance Expense	6990	\$ 32,403.41	\$ 54,000.00	\$ 48,000.00	\$ 67,563.12	
Professional Fees	6993	\$ 369.60	\$ 610.00	\$ 610.00	\$ 610.00	Accounting Services / Payroll, Others
Dues & Subscriptions	6994	\$ 60.75	\$ 800.00	\$ 800.00	\$ 500.00	CHOA
Worksafe BC	6995-0001	\$ 474.02	\$ 800.00	\$ 800.00	\$ 800.00	
Financial Management Fees	700-0000	\$ 5,200.00	\$ 7,800.00	\$ 7,800.00	\$ 7,800.00	
Bank Admin Fees	7025	\$ 80.00	\$ 125.00	\$ 125.00	\$ 125.00	
Miscellaneous	7050	\$ 57.77	\$ 100.00	\$ 300.00	\$ 200.00	Illness, flowers, cards etc
Statutory Fin Review	7051	\$ 176.40	\$ 176.40	\$ 180.00	\$ 180.00	
<b>Total Admin Expenses:</b>		<b>\$ 40,723.49</b>	<b>\$ 70,805.76</b>	<b>\$ 68,175.00</b>	<b>\$ 84,758.12</b>	
Total Revenue		\$ 319,064.05	\$ 476,784.69	\$ 471,862.82	\$ 494,831.70	
Total Operating Expenses		\$ 224,211.00	\$ 337,590.86	\$ 329,462.82	\$ 352,431.70	
<b>Balance Before Reserves</b>		<b>\$ 94,853.05</b>	<b>\$ 139,193.83</b>	<b>\$ 142,400.00</b>	<b>\$ 142,400.00</b>	
Transf to Contingency Fund	7051-0500	\$ 26,666.64	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	CRF
Transf to CRF - Repiping	7051-0515	\$ 1,600.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	Re-Piping Project
Transf to CRF - Ext. Bldg	7051-0520	\$ 6,666.64	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	Exterior Building Project
Transf to CRF - Remediation	7051-0525	\$ 60,000.00	\$ 90,000.00	\$ 90,000.00	\$ 90,000.00	Future Remediation Project
<b>Total Reserves</b>		<b>\$ 94,933.28</b>	<b>\$ 142,400.00</b>	<b>\$ 142,400.00</b>	<b>\$ 142,400.00</b>	
<b>NET SURPLUS (DEFICIT)</b>		<b>-80.23</b>	<b>-3,206.17</b>	<b>\$ -</b>	<b>\$ -</b>	

## Cypress Point Shared Facilities Account For The Year 2020

Cypress Point Shared Facilities Account		YTD	Projected to	Budget	Annual	
REVENUES	Code	31-Aug-19	31-Dec-19	From 2019	For 2020	Explanation
Contribution - NW1868 Ashford	4010-1000	\$ 10,759.52	\$ 16,139.26	\$ 16,139.26	17,610.85	17.73% x (100518 -1050-140)
Contribution - NW 2050 Cypress ABC	4010-2000	\$ 17,817.20	\$ 26,725.82	\$ 26,725.82	\$ 29,162.70	29.36%
Contribution - NW2090 Cypress D	4010-3000	\$ 8,404.96	\$ 12,607.38	\$ 12,607.38	\$ 13,756.93	13.85%
Contribution - NW1942 Woodridge	4010-4000	\$ 23,703.68	\$ 35,555.54	\$ 35,555.54	\$ 38,797.52	39.06%
Interest Income	4016	\$ 386.43	\$ 400.00	\$ 140.00	\$ 140.00	
Miscellaneous Income		\$ 32.00	\$ -	\$ -	\$ -	
Recreation Room Rental	4026-0500	\$ 2,100.00	\$ 2,500.00	\$ 1,000.00	\$ 1,050.00	Pavilion Lounge
<b>Total Revenues:</b>		<b>\$ 63,203.79</b>	<b>\$ 93,928.00</b>	<b>\$ 92,168.00</b>	<b>\$ 100,518.00</b>	
EXPENSES	Code	YTD 31-Aug-19	Projected to 31-Dec-19	Budget From 2019	Annual For 2020	Explanation
Gardening (pool area)	6415-0005	\$ 478.00	\$ 1,000.00	\$ 1,200.00	\$ 1,000.00	
Pest Control	6436	\$ -	\$ -	\$ 325.00	\$ 325.00	
General Maintenance	6510	\$ 5,121.91	\$ 6,500.00	\$ 6,000.00	\$ 5,000.00	
Electrical Repairs	6510-0210	\$ 1,699.37	\$ 1,699.37	\$ 1,000.00	\$ 500.00	Electric Upgrade to Powersmart
Water Leaks	6510-0405	\$ -	\$ -	\$ -	\$ -	
Plumbing	6510-0410	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
Security Service	6510-4070	\$ 8,851.50	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	
Locks & Keys	6535-2150	\$ 515.83	\$ 515.83	\$ 500.00	\$ 500.00	
Recreation Centre Management Expense	6706	\$ 4,242.00	\$ 6,363.00	\$ 6,363.00	\$ 6,363.00	
Recreation Centre Management Other	6706-1000	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	Volunteer Party
Exercise Room	6710-1050	\$ 2,631.99	\$ 3,800.00	\$ 3,000.00	\$ 4,500.00	Upgrade benches/new equip.
Games Room	6710-2500	\$ 84.00	\$ 100.00	\$ 250.00	\$ 200.00	Clean up/equip. replacemt.
Pool Maintenance	6734	\$ 6,426.00	\$ 9,000.00	\$ 7,000.00	\$ 8,000.00	
Pool/Spa Repairs	6736	\$ 362.77	\$ 5,500.00	\$ 6,000.00	\$ 6,000.00	
Pool & Spa Chemicals	6740	\$ 2,032.57	\$ 2,032.57	\$ 2,500.00	\$ 2,500.00	
Pool Permits	6742	\$ 133.32	\$ 200.00	\$ 200.00	\$ 200.00	
Cleaning Supplies	6750	\$ -	\$ 200.00	\$ 200.00	\$ 200.00	
Electricity	6760	\$ 2,737.18	\$ 4,500.00	\$ 5,000.00	\$ 4,500.00	
Natural Gas	6765	\$ 1,647.31	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	
Janitorial	6770	\$ 7,505.28	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	Games Room added
Audit	6965-000	\$ -	\$ -	\$ -	\$ -	
Depreciation Report	6968	\$ -	\$ -	\$ -	\$ -	
Insurance Premiums	6990	11,985.19	19,856.00	\$ 16,700.00	\$ 25,000.00	
Financial Management Fees	7000	\$ 1,866.64	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	
Bank Charges	7025	\$ 80.00	\$ 130.00	\$ 130.00	\$ 130.00	
Appraisals	6985	\$ -	\$ 300.00		\$ 300.00	Every 3 years 2020
<b>Total Recreation Centre Expenses</b>		<b>\$ 58,400.86</b>	<b>\$ 95,996.77</b>	<b>\$ 92,168.00</b>	<b>\$ 100,518.00</b>	
Total Operating Revenue		\$ 63,203.79	\$ 93,928.00	\$ 92,168.00	\$ 100,518.00	
Total Operating Expenses		\$ 58,400.86	\$ 95,996.77	\$ 92,168.00	\$ 100,518.00	
<b>NET SURPLUS (DEFICIT)</b>		<b>\$ 4,802.93</b>	<b>-\$ 2,068.77</b>	<b>\$ -</b>	<b>\$ -</b>	

Shared Facilities Woodridge (SFW)					
Proposed 2020 Operating Budget					
December 31st Year-end					
GL Code	Description	Actual to Sept 30, 2019	Estimated to Dec 31, 2019	2019 Budget	Proposed 2020 Budget
<b>400000</b>	<b>REVENUES</b>				
420000	Contibution - NW1942 Woodridge	23,361.03	31,148	31,148	31,148
420500	Contibution - NW1868 Ashford	10,603.53	14,138	14,138	14,138
421000	Contibution - NW2090 Cypress D	8,282.97	11,044	11,044	11,044
422000	Contibution - NW2050 Cypress	17,560.17	23,414	23,414	23,414
422500	Interest Income - Operating	1,217.38	125	125	125
443500	Prior Year Surplus transfer to operating	37,499.99	50,000	50,000	75,000
<b>499900</b>	<b>TOTAL REVENUES</b>	<b>98,525.07</b>	<b>129,869</b>	<b>129,869</b>	<b>154,869</b>
<b>500000</b>	<b>OPERATING EXPENSES</b>				
<b>510000</b>	<b>ADMINISTRATIVE EXPENSES</b>				
511000	Management Fees	1,575.00	2,100	2,100	2,100
513000	Duplication / Postage / Courier	51.77	200	200	200
514200	Insurance Expense	4,974.99	6,700	6,700	6,900
<b>529900</b>	<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>6,601.76</b>	<b>9,000</b>	<b>9,000</b>	<b>9,200</b>
<b>530000</b>	<b>UTILITIES</b>				
531100	Hydro / Electricity	1,460.20	2,500	14,800	14,800
<b>539900</b>	<b>TOTAL UTILITIES</b>	<b>1,460.20</b>	<b>2,500</b>	<b>14,800</b>	<b>14,800</b>
<b>540000</b>	<b>BUILDING MAINTENANCE</b>				
540800	Janitorial	4,069.94	6,200	6,200	6,200
<b>559900</b>	<b>TOTAL BUILDING MAINTENANCE</b>	<b>4,069.94</b>	<b>6,200</b>	<b>6,200</b>	<b>6,200</b>
<b>580000</b>	<b>RECREATION CENTRE</b>				
580500	Maintenance / Salaries	6,450.03	8,600	8,772	8,772
581500	General Maintenance	-	-	9,997	9,797
581650	Pool, Jacuzzi & Sauna	-	-	3,000	3,000
583300	Exercise Equipment	278.88	750	2,000	2,000
584400	Chemicals	-	-	900	900
584700	Cleaning / Supplies	127.23	200	200	200
<b>589900</b>	<b>TOTAL RECREATION CENTRE</b>	<b>6,856.14</b>	<b>9,550</b>	<b>24,869</b>	<b>24,669</b>
582200	Pool Maintenance - Engineering	-	-	75,000	100,000
		-	-	<b>75,000</b>	<b>100,000</b>
<b>599900</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>18,988.04</b>	<b>27,250</b>	<b>129,869</b>	<b>154,869</b>
<b>600000</b>	<b>BALANCE BEFORE RESERVES &amp; OTHER TRANSFERS</b>	<b>79,537.03</b>	<b>102,619</b>	-	-
<b>800000</b>	<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>79,537.03</b>	<b>102,619</b>	-	-

<b>Annual Operating Fund Cont.</b>			328,511.70		<b>Total Aggregate</b>	9022
<b>Annual CRF Contributions</b>			142,400.00			
<b>Total Strata Fees</b>			470,911.70			
<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Common Area %</b>	<b>2020 Monthly Operating Contributions</b>	<b>2020 CRF Contributions</b>	<b>2020 Total Monthly Fees</b>
2	101-7511	83	0.009199734	251.85	109.17	361.02
3	102-7511	95	0.010529816	288.27	124.95	413.22
4	103-7511	82	0.009088894	248.82	107.85	356.67
1	104-7511	97	0.010751496	294.34	127.58	421.92
5	105-7511	73	0.008091332	221.51	96.02	317.53
11	106-7511	85	0.009421414	257.92	111.80	369.72
6	107-7511	83	0.009199734	251.85	109.17	361.02
10	108-7511	85	0.009421414	257.92	111.80	369.72
9	109-7511	88	0.009753935	267.02	115.75	382.77
8	110-7511	84	0.009310574	254.88	110.49	365.37
7	111-7511	90	0.009975615	273.09	118.38	391.47
40	112-7531	90	0.009975615	273.09	118.38	391.47
39	113-7531	63	0.006982931	191.17	82.86	274.03
38	114-7531	88	0.009753935	267.02	115.75	382.77
37	115-7531	84	0.009310574	254.88	110.49	365.37
41	116-7531	84	0.009310574	254.88	110.49	365.37
36	117-7531	84	0.009310574	254.88	110.49	365.37
42	118-7531	73	0.008091332	221.51	96.02	317.53
35	119-7531	90	0.009975615	273.09	118.38	391.47
43	120-7531	82	0.009088894	248.82	107.85	356.67
34	121-7531	84	0.009310574	254.88	110.49	365.37
44	122-7531	109	0.012081578	330.74	143.37	474.11
33	123-7531	63	0.006982931	191.17	82.86	274.03
32	124-7531	88	0.009753935	267.02	115.75	382.77
31	125-7531	64	0.007093771	194.20	84.18	278.38
30	126-7531	90	0.009975615	273.09	118.38	391.47
84	129-7651	87	0.009643095	263.99	114.43	378.42
83	130-7651	83	0.009199734	251.85	109.17	361.02
82	131-7651	92	0.010197295	279.16	121.01	400.17
81	132-7651	71	0.007869652	215.44	93.39	308.83
85	133-7651	106	0.011749058	321.64	139.42	461.06
80	134-7651	86	0.009532254	260.95	113.12	374.07
86	135-7651	82	0.009088894	248.82	107.85	356.67
79	136-7651	84	0.009310574	254.88	110.49	365.37
78	137-7651	88	0.009753935	267.02	115.75	382.77
77	138-7651	85	0.009421414	257.92	111.80	369.72
76	139-7651	90	0.009975615	273.09	118.38	391.47
13	201-7511	83	0.009199734	251.85	109.17	361.02
14	202-7511	95	0.010529816	288.27	124.95	413.22
15	203-7511	82	0.009088894	248.82	107.85	356.67
12	204-7511	97	0.010751496	294.34	127.58	421.92
16	205-7511	73	0.008091332	221.51	96.02	317.53
22	206-7511	85	0.009421414	257.92	111.80	369.72
17	207-7511	84	0.009310574	254.88	110.49	365.37
21	208-7511	85	0.009421414	257.92	111.80	369.72
20	209-7511	88	0.009753935	267.02	115.75	382.77
19	210-7511	84	0.009310574	254.88	110.49	365.37
18	211-7511	90	0.009975615	273.09	118.38	391.47
57	212-7531	90	0.009975615	273.09	118.38	391.47



<b>Annual Operating Fund Cont.</b>			328,511.70		<b>Total Aggregate</b>	9022
<b>Annual CRF Contributions</b>			142,400.00			
<b>Total Strata Fees</b>			470,911.70			
<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Common Area %</b>	<b>2020 Monthly Operating Contributions</b>	<b>2020 CRF Contributions</b>	<b>2020 Total Monthly Fees</b>
55	214-7531	88	0.009753935	267.02	115.75	382.77
54	215-7531	84	0.009310574	254.88	110.49	365.37
58	216-7531	85	0.009421414	257.92	111.80	369.72
53	217-7531	86	0.009532254	260.95	113.12	374.07
59	218-7531	73	0.008091332	221.51	96.02	317.53
52	219-7531	90	0.009975615	273.09	118.38	391.47
60	220-7531	82	0.009088894	248.82	107.85	356.67
51	221-7531	84	0.009310574	254.88	110.49	365.37
50	222-7531	88	0.009753935	267.02	115.75	382.77
49	223-7531	62	0.00687209	188.13	81.55	269.68
61	224-7531	115	0.012746619	348.95	151.26	500.21
48	225-7531	63	0.006982931	191.17	82.86	274.03
47	226-7531	88	0.009753935	267.02	115.75	382.77
46	227-7531	64	0.007093771	194.20	84.18	278.38
45	228-7531	90	0.009975615	273.09	118.38	391.47
95	229-7651	87	0.009643095	263.99	114.43	378.42
94	230-7651	83	0.009199734	251.85	109.17	361.02
93	231-7651	92	0.010197295	279.16	121.01	400.17
92	232-7651	71	0.007869652	215.44	93.39	308.83
96	233-7651	107	0.011859898	324.67	140.74	465.41
91	234-7651	86	0.009532254	260.95	113.12	374.07
97	235-7651	84	0.009310574	254.88	110.49	365.37
90	236-7651	84	0.009310574	254.88	110.49	365.37
89	237-7651	88	0.009753935	267.02	115.75	382.77
88	238-7651	85	0.009421414	257.92	111.80	369.72
87	239-7651	90	0.009975615	273.09	118.38	391.47
24	301-7511	86	0.009532254	260.95	113.12	374.07
23	302-7511	97	0.010751496	294.34	127.58	421.92
25	303-7511	73	0.008091332	221.51	96.02	317.53
29	304-7511	85	0.009421414	257.92	111.80	369.72
26	305-7511	84	0.009310574	254.88	110.49	365.37
28	306-7511	85	0.009421414	257.92	111.80	369.72
27	307-7511	85	0.009421414	257.92	111.80	369.72
71	312-7531	98	0.010862337	297.37	128.90	426.27
70	313-7531	88	0.009753935	267.02	115.75	382.77
69	314-7531	84	0.009310574	254.88	110.49	365.37
72	315-7531	85	0.009421414	257.92	111.80	369.72
68	316-7531	86	0.009532254	260.95	113.12	374.07
73	317-7531	73	0.008091332	221.51	96.02	317.53
67	318-7531	90	0.009975615	273.09	118.38	391.47
74	319-7531	82	0.009088894	248.82	107.85	356.67
66	320-7531	84	0.009310574	254.88	110.49	365.37
65	321-7531	88	0.009753935	267.02	115.75	382.77
64	322-7531	62	0.00687209	188.13	81.55	269.68
75	323-7531	109	0.012081578	330.74	143.37	474.11
63	324-7531	90	0.009975615	273.09	118.38	391.47
62	325-7531	93	0.010308136	282.20	122.32	404.52
104	329-7651	84	0.009310574	254.88	110.49	365.37
103	330-7651	92	0.010197295	279.16	121.01	400.17
102	331-7651	71	0.007869652	215.44	93.39	308.83
105	332-7651	107	0.011859898	324.67	140.74	465.41
101	333-7651	86	0.009532254	260.95	113.12	374.07
106	334-7651	84	0.009310574	254.88	110.49	365.37
100	335-7651	84	0.009310574	254.88	110.49	365.37
99	336-7651	88	0.009753935	267.02	115.75	382.77
98	337-7651	86	0.009532254	260.95	113.12	374.07
Monthly		9022	100%	27,375.82	11,866.81	39,242.63
Annual				328,509.84	142,401.72	470,911.56





Special Levy Carpet Replacement in Buildings A, B, and C NW 2050						
Appendix A						
Special Levy #1		130,000.00	Total Aggregate	9022		
Special Levy #2		0.00				
Total		130,000.00				
Strata Lot	Unit Number	Unit Entitlement	Common Area %	2020 Special Levy Contributions	2020 Monthly CRF Contributions	Total Special Levy
2	101-7511	83	0.009199734	1,195.97	0.00	1,195.97
3	102-7511	95	0.010529816	1,368.88	0.00	1,368.88
4	103-7511	82	0.009088894	1,181.56	0.00	1,181.56
1	104-7511	97	0.010751496	1,397.69	0.00	1,397.69
5	105-7511	73	0.008091332	1,051.87	0.00	1,051.87
11	106-7511	85	0.009421414	1,224.78	0.00	1,224.78
6	107-7511	83	0.009199734	1,195.97	0.00	1,195.97
10	108-7511	85	0.009421414	1,224.78	0.00	1,224.78
9	109-7511	88	0.009753935	1,268.01	0.00	1,268.01
8	110-7511	84	0.009310574	1,210.37	0.00	1,210.37
7	111-7511	90	0.009975615	1,296.83	0.00	1,296.83
40	112-7531	90	0.009975615	1,296.83	0.00	1,296.83
39	113-7531	63	0.006982931	907.78	0.00	907.78
38	114-7531	88	0.009753935	1,268.01	0.00	1,268.01
37	115-7531	84	0.009310574	1,210.37	0.00	1,210.37
41	116-7531	84	0.009310574	1,210.37	0.00	1,210.37
36	117-7531	84	0.009310574	1,210.37	0.00	1,210.37
42	118-7531	73	0.008091332	1,051.87	0.00	1,051.87
35	119-7531	90	0.009975615	1,296.83	0.00	1,296.83
43	120-7531	82	0.009088894	1,181.56	0.00	1,181.56
34	121-7531	84	0.009310574	1,210.37	0.00	1,210.37
44	122-7531	109	0.012081578	1,570.61	0.00	1,570.61
33	123-7531	63	0.006982931	907.78	0.00	907.78
32	124-7531	88	0.009753935	1,268.01	0.00	1,268.01
31	125-7531	64	0.007093771	922.19	0.00	922.19
30	126-7531	90	0.009975615	1,296.83	0.00	1,296.83
84	129-7651	87	0.009643095	1,253.60	0.00	1,253.60
83	130-7651	83	0.009199734	1,195.97	0.00	1,195.97
82	131-7651	92	0.010197295	1,325.65	0.00	1,325.65
81	132-7651	71	0.007869652	1,023.05	0.00	1,023.05
85	133-7651	106	0.011749058	1,527.38	0.00	1,527.38
80	134-7651	86	0.009532254	1,239.19	0.00	1,239.19
86	135-7651	82	0.009088894	1,181.56	0.00	1,181.56
79	136-7651	84	0.009310574	1,210.37	0.00	1,210.37
78	137-7651	88	0.009753935	1,268.01	0.00	1,268.01
77	138-7651	85	0.009421414	1,224.78	0.00	1,224.78

Appendix A						
Special Levy #1		130,000.00	Total Aggregate	9022		
Special Levy #2		0.00				
Total		130,000.00				
	Unit Number	Unit Entitlement	Common Area %	2020 Special Levy Contributions	2020 Monthly CRF Contributions	Total Special Levy
76	139-7651	90	0.009975615	1,296.83	0.00	1,296.83
13	201-7511	83	0.009199734	1,195.97	0.00	1,195.97
14	202-7511	95	0.010529816	1,368.88	0.00	1,368.88
15	203-7511	82	0.009088894	1,181.56	0.00	1,181.56
12	204-7511	97	0.010751496	1,397.69	0.00	1,397.69
16	205-7511	73	0.008091332	1,051.87	0.00	1,051.87
22	206-7511	85	0.009421414	1,224.78	0.00	1,224.78
17	207-7511	84	0.009310574	1,210.37	0.00	1,210.37
21	208-7511	85	0.009421414	1,224.78	0.00	1,224.78
20	209-7511	88	0.009753935	1,268.01	0.00	1,268.01
19	210-7511	84	0.009310574	1,210.37	0.00	1,210.37
18	211-7511	90	0.009975615	1,296.83	0.00	1,296.83
57	212-7531	90	0.009975615	1,296.83	0.00	1,296.83
56	213-7531	63	0.006982931	907.78	0.00	907.78
55	214-7531	88	0.009753935	1,268.01	0.00	1,268.01
54	215-7531	84	0.009310574	1,210.37	0.00	1,210.37
58	216-7531	85	0.009421414	1,224.78	0.00	1,224.78
53	217-7531	86	0.009532254	1,239.19	0.00	1,239.19
59	218-7531	73	0.008091332	1,051.87	0.00	1,051.87
52	219-7531	90	0.009975615	1,296.83	0.00	1,296.83
60	220-7531	82	0.009088894	1,181.56	0.00	1,181.56
51	221-7531	84	0.009310574	1,210.37	0.00	1,210.37
50	222-7531	88	0.009753935	1,268.01	0.00	1,268.01
49	223-7531	62	0.00687209	893.37	0.00	893.37
61	224-7531	115	0.012746619	1,657.06	0.00	1,657.06
48	225-7531	63	0.006982931	907.78	0.00	907.78
47	226-7531	88	0.009753935	1,268.01	0.00	1,268.01
46	227-7531	64	0.007093771	922.19	0.00	922.19
45	228-7531	90	0.009975615	1,296.83	0.00	1,296.83
95	229-7651	87	0.009643095	1,253.60	0.00	1,253.60
94	230-7651	83	0.009199734	1,195.97	0.00	1,195.97
93	231-7651	92	0.010197295	1,325.65	0.00	1,325.65
92	232-7651	71	0.007869652	1,023.05	0.00	1,023.05
96	233-7651	107	0.011859898	1,541.79	0.00	1,541.79
91	234-7651	86	0.009532254	1,239.19	0.00	1,239.19
97	235-7651	84	0.009310574	1,210.37	0.00	1,210.37

Special Levy Carpet Replacement in Buildings A, B, and C NW 2050						
Appendix A						
Special Levy #1		130,000.00	Total Aggregate	9022		
Special Levy #2		0.00				
Total		130,000.00				
Strata Lot	Unit Number	Unit Entitlement	Common Area %	2020 Special Levy Contributions	2020 Monthly CRF Contributions	Total Special Levy
90	236-7651	84	0.009310574	1,210.37	0.00	1,210.37
89	237-7651	88	0.009753935	1,268.01	0.00	1,268.01
88	238-7651	85	0.009421414	1,224.78	0.00	1,224.78
87	239-7651	90	0.009975615	1,296.83	0.00	1,296.83
24	301-7511	86	0.009532254	1,239.19	0.00	1,239.19
23	302-7511	97	0.010751496	1,397.69	0.00	1,397.69
25	303-7511	73	0.008091332	1,051.87	0.00	1,051.87
29	304-7511	85	0.009421414	1,224.78	0.00	1,224.78
26	305-7511	84	0.009310574	1,210.37	0.00	1,210.37
28	306-7511	85	0.009421414	1,224.78	0.00	1,224.78
27	307-7511	85	0.009421414	1,224.78	0.00	1,224.78
71	312-7531	98	0.010862337	1,412.10	0.00	1,412.10
70	313-7531	88	0.009753935	1,268.01	0.00	1,268.01
69	314-7531	84	0.009310574	1,210.37	0.00	1,210.37
72	315-7531	85	0.009421414	1,224.78	0.00	1,224.78
68	316-7531	86	0.009532254	1,239.19	0.00	1,239.19
73	317-7531	73	0.008091332	1,051.87	0.00	1,051.87
67	318-7531	90	0.009975615	1,296.83	0.00	1,296.83
74	319-7531	82	0.009088894	1,181.56	0.00	1,181.56
66	320-7531	84	0.009310574	1,210.37	0.00	1,210.37
65	321-7531	88	0.009753935	1,268.01	0.00	1,268.01
64	322-7531	62	0.00687209	893.37	0.00	893.37
75	323-7531	109	0.012081578	1,570.61	0.00	1,570.61
63	324-7531	90	0.009975615	1,296.83	0.00	1,296.83
62	325-7531	93	0.010308136	1,340.06	0.00	1,340.06
104	329-7651	84	0.009310574	1,210.37	0.00	1,210.37
103	330-7651	92	0.010197295	1,325.65	0.00	1,325.65
102	331-7651	71	0.007869652	1,023.05	0.00	1,023.05
105	332-7651	107	0.011859898	1,541.79	0.00	1,541.79
101	333-7651	86	0.009532254	1,239.19	0.00	1,239.19
106	334-7651	84	0.009310574	1,210.37	0.00	1,210.37
100	335-7651	84	0.009310574	1,210.37	0.00	1,210.37
99	336-7651	88	0.009753935	1,268.01	0.00	1,268.01
98	337-7651	86	0.009532254	1,239.19	0.00	1,239.19
		9022	100%	130,000.00	0.00	130,000.00

**SPECIAL RESOLUTION “A”**

**RESOLUTION OF THE STRATA CORPORATION  
THE OWNERS, STRATA PLAN NW2050**

**Whereas**, the Strata Property Act requires disposition of the Operating Account, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

.....

**BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve transferring the 2019 year end accumulated deficit/surplus from/to the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2019 in the presence of:

\_\_\_\_\_  
Strata Council Member

\_\_\_\_\_  
Strata Council Member

**SPECIAL RESOLUTION “B”**

**RESOLUTION OF THE STRATA CORPORATION**

**THE OWNERS, STRATA PLAN NW2050**

**Whereas**, the Strata Council would like to replace the carpeting in Buildings A, B, and C, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

.....

**BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve replacing the carpets in Buildings A, B, and C for the total cost of \$130,000 to be paid by special levy in three equal payments starting on February 15, April 15, and June 15, 2020. (For example for the amount of \$1,226.42 the levy is divided by 3 months of equal payments is \$408.80 for February, April and June 2020)

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2019 in the presence of:

\_\_\_\_\_  
Strata Council Member

\_\_\_\_\_  
Strata Council Member

## **INSTRUCTION FOR COMPLETING A PROXY**

1. The Owner completing this proxy should insert the name of the person to be appointed in the space provided. Such person need not be an Owner of a strata lot in Cypress Point ABC.
2. Please enter the suite number in the space provided; this will facilitate the counting of votes.

### **CO-OWNERS**

3. Co-owners should each sign the proxy. Where the proxy is signed by a company, either the company's common seal must be affixed to the proxy or it should be signed by the company under the hand of an officer or any attorney duly authorized in writing, which authority must accompany this proxy.

### **PROXIES MAY BE:**

Brought to the meeting in person by the appointee;

Faxed/mailed to:

Cypress Point ABC  
#338, 7651 Minoru Blvd  
Richmond, B.C.  
V6Y 1Z3  
Fax: 604 279-1553

Hand delivered to the Cypress Point Office in Building A (7511 Minoru)

Delivered to a council Member any time prior to the meeting

**COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN 4:00 P.M. BY MAIL/FAX ON AND NO LATER THAN 7:00 P.M. IN PERSON AT THE MEETING ON DECEMBER 5, 2019.**

## PROXY APPOINTMENT

**Re: Suite #** \_\_\_\_\_ **Strata Lot #** \_\_\_\_\_

**Strata Plan NW2050, Cypress Point ABC**

**7511, 7531, 7651 Minoru Boulevard**

**Richmond, B.C. V6Y 1Z3**

I/We hereby appoint \_\_\_\_\_ as my/our proxy to vote on my/our behalf at the Annual General Meeting of the Owners of Strata Plan NW2050 to be held on December 05, 2019.

ITEM	IN FAVOR	AGAINST	AT PROXY'S DISCRETION
<b>Special Resolution "A"</b>			
<b>Special Resolution "B"</b>			

I / We wish to be recorded as voting on the items of business outlined in the agenda as indicated above.

\_\_\_\_\_  
**OWNERS SIGNATURE**

\_\_\_\_\_  
**OWNERS SIGNATURE**

**DATED THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_ **2019.**



**CYPRESS POINT RAFFLE**

DATE:    December 05, 2019

TIME:    AT THE END OF THE AGM

PLACE:   PAVILION LOUNGE

TICKET:  COMPLETE THE FORM BELOW AND AS YOU ENTER DROP IT  
          IN THE RAFFLE BOX PROVIDED AT THE AGM.

RULES:   TO BE ELIGIBLE YOU MUST BE IN ATTENDANCE IN PERSON  
          AT THE Annual General Meeting.

\*\*\*\*\*

**RAFFLE BALLOT**

NAME: \_\_\_\_\_

SUITE #:\_\_\_\_\_